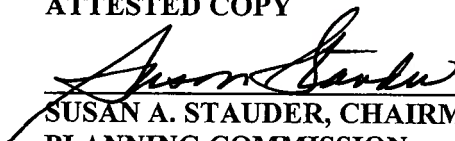




CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
FRANCIS G. SLAY, Mayor

**STRATEGIC LAND USE PLAN
AMENDMENT NO. 06/09
ATTESTED COPY**


SUSAN A. STAUDER, CHAIRMAN
PLANNING COMMISSION
FILE NO. PDA-155-04-CMP

01/27/09
DATE

To: City of St. Louis Planning Commission

From: Don Roe, Acting Director

Subject: Public Hearing & Resolution for Amendment of the Strategic
Land Use Plan 2005 – Amendment # 6 – Portion of City Block 3918.03.

Date: January 7, 2009

Executive Summary

This resolution seeks an amendment by the Planning Commission to revise the Strategic Land Use Plan for a portion of City Block 3918.03 in the Midtown Neighborhood



Background

Ordinance #64687, Section II, states that the adoption of a Comprehensive Plan or of any part, amendment, revision, extension or addition shall be by resolution of the Planning Commission carried by the affirmative votes of a majority of all the members of the Planning Commission at a regular or special meeting thereof. The Planning Commission shall conduct a public hearing as part of the review and approval process.

The current designation is **Business / Industrial Preservation Area (BIPA)** (Exhibit A – Current Plan) *“Areas where stable businesses currently exist and are encouraged to remain. This designation includes industrial and non-retail commercial uses where the location, condition of buildings and the low level of vacancy warrant preservation and infill industrial development where possible.”*

The purpose for the amendment to the Strategic Land Use Plan is to designate the eastern approximately two-thirds portion of City Block 3918.03 as an **Opportunity Area (OA)** (Exhibit B – Amendment #6) *“Key underutilized locations where the use of the land is in transition. Location and site characteristics of these areas offer particular challenges / opportunities that could be advantageous to a range of development activity. This designation is intended to be flexible and specific development proposals will be entertained as they present themselves.”*

The 9.1 acre area is located between Forest Park Ave. (north) and Interstate-64 (south), on the block west of Spring Ave. Property owners are Moog Automobile Co. & Trustees of William Jewell College. The area is currently several unoccupied industrial buildings, which were last occupied by Federal Mogul.

COMMENTS

One of the purposes of the Strategic Land Use Plan (SLUP) is to encourage and initiate development projects, in an effort to improve the quality of life and revitalizing underutilized areas. The SLUP (2005) designation of BIPA for City Block 3918.03 and parts of adjacent city blocks anticipated the vicinity remaining business / industrial uses.

Forest Park Ave. in the western part of the Midtown Neighborhood and in the eastern part of the Central West End Neighborhood is an active development corridor.

- Renovations: University Heights Loft Apartments, Aquinas Institute of Theology, commercial buildings by Duffe Nuerenberger, a new conversion to apartments by the McGowan Brothers, and medical research & office uses west of Vandeventer.
- New construction: Amerifile warehouse and a convenience store at the BP station.

This SLUP change covers underutilized industrial properties in the eastern approximately two-thirds portion of City Block 3918.03 that are included in the “3700 Forest Park Ave., 3711-49 and 3815-19 Market St. Area” (LCRA #1366 & PDA-001-09-RDM) which is a companion resolution for the January Planning Commission meeting.

The western part of City Block 3919.03 near Vandeventer Ave., which is to remain in a Business / Industrial Preservation Area, is dominated by two occupied industrial facilities built in 1998 and 1950. That part of the city block also includes Fire House #21 as well as three vacant row-houses at 3016-20 Forest Park that as a group is presently for-sale.

The purpose of Amendment #6 is to change the land use to reflect opportunities. Upon review of the Strategic Land Use Plan, the staff recommends to the Planning Commission designate a part of City Block 3918.03 (Amendment #6) as an **Opportunity Area (OA)**, which is for underutilized locations where the use of the land is in transition.

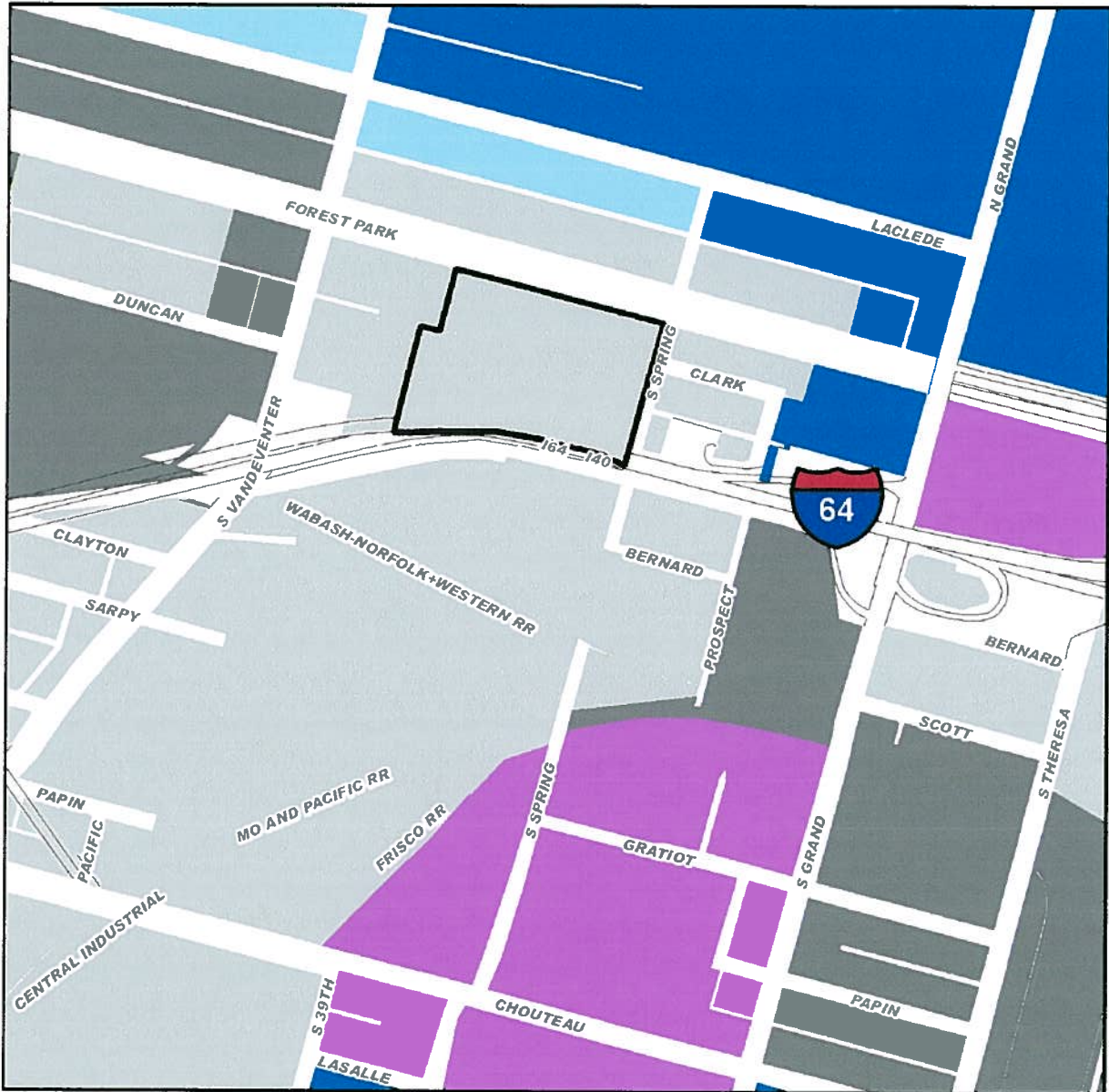
REQUESTED ACTION

That the Planning Commission approves Strategic Land Use Plan –Amendment # 6 for a portion of City Block 3918.03 to be designated Opportunity Area (OA).


NOW, WITH ALL PROCEDURAL REQUIREMENTS COMPLIED, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Strategic Land Use Plan -- Amendment # 6 -- designating an area of City Block 3918.03 as Opportunity Area (OA) is approved.
2. The Director of Planning of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify the Board of Alderman of the City of St. Louis and make any other required notifications of this amendment as a part of the Strategic Land Use Plan.

Exhibit A
Current Plan
Strategic Land Use Plan



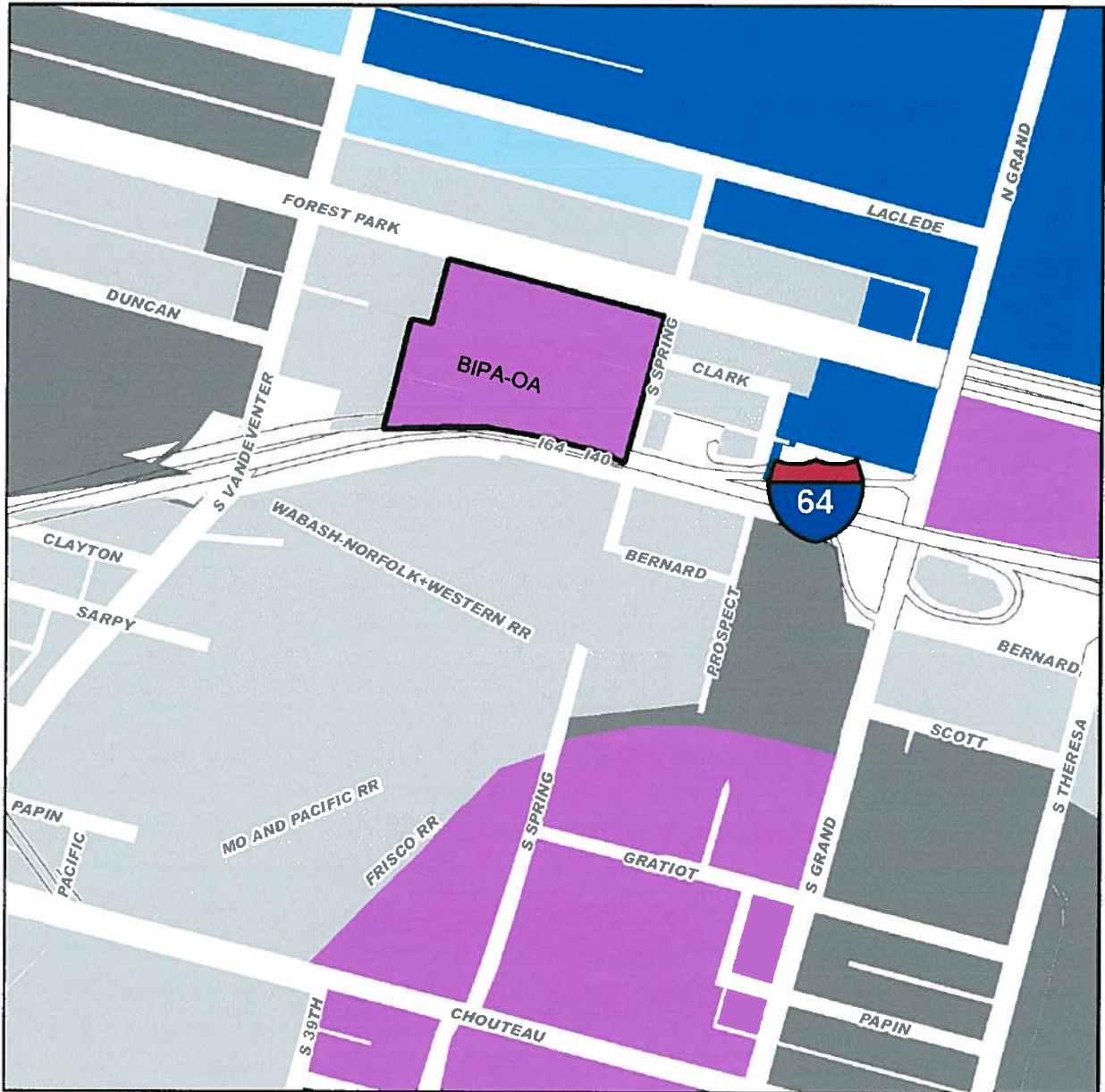
- Strategic Land Use Categories**
- Neighborhood Preservation Area
 - Neighborhood Development Area
 - Neighborhood Commercial Area
 - Regional Commercial Area
 - Recreational and Open Space Preservation Area
 - Business/Industrial Preservation Area
 - Business/Industrial Development Area
 - Institutional Preservation and Development Area
 - Specialty Mixed Use Area
 - Opportunity Area

 **Area of Amendment**



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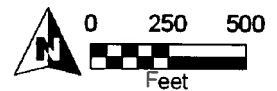
**Exhibit B
Amendment 06
Strategic Land Use Plan**



Strategic Land Use Categories

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreational and Open Space Preservation Area
- Business/Industrial Preservation Area
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Area of Amendment



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